

## BZA MINUTES

JANUARY 21, 2025

Members present: Jason Allen, Bill Davis, Jim Hufford, Jon Peacock, Drew Cleveland, Jason Hawley, and Don Calhoun

Members absent: None

Legal Representation: Jason Welch

Staff present: Debra Johnting, Area Planning Director, Kristi Halloran, Recording Secretary

Others present: Ed Thornburg, Claudia Thornburg, Lisa Staton, Marcia Denney, Sheree Wasson, Jerry Wasson, Linda Welch, Don Welch, Zachary Simms, Brian Gault, Brad Dilger

Chairman Hawley: All right. Ladies and Gentlemen. It is 7 o'clock by my watch. Today is January 21, 2025. I would like to call this meeting for the Randolph County Board of Zoning Appeals to order. First off, we have the approval of minutes from November 19, 2024. I believe that every member has had a chance to look at and review those. If so, I motion that we accept the minutes as presented.

Vice Chairman Davis: Second.

Chairman Hawley: All in favor?

All: Aye.

Chairman Hawley: Motion is carried. Accept the minutes as presented. Next on our agenda, we have elections of officers for 2025. First up is Chairman. The current Chairman is me, Jason Hawley. Is there anybody else that feels like they really want to do this job?

J. Allen: You're doing such a good job.

Vice Chairman Davis: I make a motion to keep it as is.

Chairman Hawley: We have a motion by Bill. Do I have a second?

J. Allen: Second.

Chairman Hawley: All in favor?

All: Aye.

Chairman Hawley: Next up, we have current Vice Chairman as Bill Davis. Is there anybody that would like to go for that position? Seeing none, I motion that we retain Bill Davis.

D. Cleveland: Second.

Chairman Hawley: All those in favor?

All: Aye.

Chairman Hawley: Motion carried. As current Recording Secretary, we have Deb Johnting. And do we have anybody else that's in favor of trying to take over that?

D. Johnting: Tomorrow night, we'll be appointing Kristi as the recording secretary.

Chairman Hawley: All those in favor of Kristi moving along?

All: Aye.

Chairman Hawley: Motion carried. Congratulations. Tonight we have petitioners. I will remind folks that petitioners will have 15 minutes to present their petition. During this time, there will be no interruptions or questions. After the presentation, the Board may ask questions. Everyone wanting to speak for or against will have three minutes each. The petitioner will have an additional five minutes to respond to comments. To start off, just for the record, I'd like each member to state their name so we'd have it on record. My name is Jason Hawley. Bill Davis. Don Calhoun. Jim Hufford. Drew Cleveland. Jason Allen. Jon Peacock. Thank you very much. First on the agenda, we have BZA2024-33-V. Lisa Staton. Request to place a six foot fence for security and safety reasons around the entire property. Do we have anybody here that would like to speak for this? If so, please come forward. State your name and address for the record.

L. Staton: Sure. Lisa Staton. 210 Indiana Avenue, Parker City.

Chairman Hawley: Have you sent out certified mail and returned receipts to the Area Planning office?

L. Staton: Yes.

Chairman Hawley: Did you receive Article V Conduct of Hearing?

L. Staton: Yes.

Chairman Hawley: Why don't you tell us what you're looking to do this evening?

L. Staton: Okay. So this is a repeat from back in November. So it's the same thing I was talking about then, though. We were busy. And so I have about a half-acre that I put a six foot fence around three sides of it and a four foot field fence around the one. Not knowing where my house was going to go once I got a house. The house is there. So now I can tell you that the house sits up on piers, which are about two and a half feet. I brought some pictures. You can see that it's very open. Looking into my property, I'm not trying to block out the world. And I want the fence because, well, it's beautiful. It looks good. It blocks off some very unsightly properties that surround me. I do have one neighbor that is certifiably crazy and hates dogs. He's on the north side of me, south side of me. So I just like to be able to keep my fence like it is. It's really very simple.

Chairman Hawley: Okay. So just so I understand it. You're requesting to have the four foot section extended to six feet?

L. Staton: No. Okay. I'd like to not change anything. And the rear is four. The rear is four, but when we wrote it up back in the past, we didn't write it up right, and I didn't catch it. Alright. It's always been four. Alright. So I have one side that's four, three sides that are six. But it's very open because it's a big piece of property and the house sits on here.

Chairman Hawley: Does the board happen to have any questions for the petitioner this evening? I'm seeing none. Is there anyone here that would like to speak for or against the proposal? I'm not seeing any currently. Does the Board have all the information they would like to have regarding this? If so, I motion that we have a vote.

D. Cleveland: Second.

Chairman Hawley: So moved.

K. Halloran: Don Calhoun? Yes. Jim Hufford? Yes. Jason Hawley? Yes. Bill Davis? Yes. Jason Allen? Yes. Jon Peacock? Yes. Drew Cleveland? Yes. Motion passes.

Chairman Hawley: Motions carried. Congratulations.

L. Staton: Thank you.

Chairman Hawley: Next on the agenda, we have BZA2025-1-V. Jerry Wasson request to reduce the size of land around the moderate feeding operation to ten acres and build a second barn. Would you please state your name and address for the record, sir?

J. Wasson: I'm Jerry Wasson at 7565 North 700 East, Union City, Indiana 47390.

Chairman Hawley: Have you sent out notice of certified mail and return receipts to the Area Planning office?

J. Wasson: Yes. I have.

Chairman Hawley: Have you received Article V Conduct of Hearing?

J. Wasson: Yes. I have.

Chairman Hawley: Alright. Why don't you tell us what you're looking to do tonight, sir?

J. Wasson: Okay. I'm a contract feeder for Mercer Landmark out of Celina, Ohio. And they want to expand over into Indiana, their territory to get their production spread out. And they've asked me to increase and build another barn for them. They like the job that we're doing. So to do that, I needed, they said I needed 40 acres, but they said that if I asked for a variance, I could get it down to ten.

The reason why I like to have it at ten is the surrounding farm, is around the Denny Alleghany Trust, 158-160 acre farm, which is part of my family. My wife is the trustee. Her sister, Linda, she's

here. She's the other trustee. The other part of the trust is Marsha. She's here. We're all in agreement that they're all okay with what I'm going to do. But this sits right in the middle of the 150-acre farm. And we're not sure how we're going to split everything up when they do the estate. Therefore, I'm asking for a variance so I could put this in the center of that. And then when the estate gets settled, then we can rearrange those lines. I've talked to the neighbor across the road—Cody Bruns, Fisher Farms Incorporated. He's okay with it. Since we own all the ground around it, I don't have any conflicting neighbors. It's not going to be a conflict. But the neighbor on the north side, I've asked Kent Thornburg. He said he's okay with it. And if I need manure ground, he said he's okay for manure ground, which I don't know if we would need that because we were able to transport our manure with semis. But that's why I'm asking for this variance.

D. Johnting: By being a nursery, I'm not really sure that it falls even in moderate feeding. It may be below that. Although the barns are bigger, it's still a confined animal feeding even though it's not the bigger one. We decided to ask for the ten acres. When you take how many animals you're going to have times the number, and that gets you what your setback should be, this is too small to actually even have any setbacks. Although it is 800 or 900 feet to the to the next neighbor that doesn't have an interest in it. So I don't see a problem with it at all. They're the babies.

J. Wasson: Wayne Fisher Farms owns that property that's adjacent. That would be within 900 feet, and they're okay with it.

D. Johnting: And it's actually not, the farm's not big enough to even need the 870 foot setback.

Chairman Hawley: Yeah. It feels kind of like one of those better safe than sorry maneuvers.

D. Johnting: Yes. And by changing, we did a survey that it was actually going on about six acres.

J. Wasson: Right.

D. Johnting: And move land around to make it ten. So now it's legally established conforming.

J. Wasson: Yeah. I've got the documents here, but we've already had that surveyed out.

K. Halloran: They have a copy.

Chairman Hawley: Is there any other questions from the Board tonight? Is there anyone in the audience in attendance tonight that would like to speak for or against the proposal? Okay. Since I see no other questions and there seems to be no other concerns from the Board. I move that we have a roll call vote.

D. Cleveland: Second.

K. Halloran: Jim Hufford? Yes. Jason Hawley? Yes. Bill Davis? Yes. Jason Allen? Yes. Jon Peacock? Yes. Drew Cleveland? Yes. Don Calhoun? Yes. Okay, motion carries.

Chairman Hawley: Congratulations, sir.

J. Wasson: Well, I want thank the Board very much. I really appreciate it. It's going to help the family get, I'm trying we're doing a family farm. I got my son involved. My son-in-law is involved. It's going to greatly enhance our ability to stay in the farming business.

Chairman Hawley: It's getting tough anymore.

J. Wasson: Yes, it is. Glad we got you out of here early so you can go home and make some phone calls. His name is Neil Adams.

J. Wasson: I'll see if I got him in my phone.

Chairman Hawley: Up next, we have BZA2025-2-V, Brian Gault. Thank you. Request to build a 660 kilowatt solar array comprised of 1,504 solar panels covering approximately 2.5 acres. Is there anyone here that would like to speak in favor of this proposal? Come forward, please state your name and address for the record.

Z. Simms: I have some supplemental documentation. Is that alright if we pass it out? It has property lines on it. That's the only difference.

Chairman Hawley: Well, to be fair, we have to have a vote on that because it was submitted, before cut or after cut off. If we want to have it. Is there anyone here that's opposed to having the copies tonight? Seeing none, I suppose you can hand them out, sir.

Z. Simms: Sorry about that. You guys need another one. I got mine.

Chairman Hawley: Don't forget about Mr. Peacock. Right. Yeah. Anyway, sorry. Caught me a bit off guard. Just state your name and address for the record.

Z. Simms: Yeah. Sorry about that. Zachary Simms. Address, 6406 Castleway Court, Indianapolis, Indiana.

Chairman Hawley: And have you sent notices and received mail and return receipts to Area Planning?

Z. Simms: Yes.

Chairman Hawley: Have you received Article V Conduct Hearing?

Z. Simms: Yes.

Chairman Hawley: And sir, would you also please state your name and address? I'm Brian Gault. I'm also out of the 6406 Castleway Court, in Indianapolis.

Chairman Hawley: If you please, tell us what you're trying to do tonight.

Z. Simms: So real quick, I'll give a quick background on the project. Monroe Central Schools is looking to put a 660 kW AC solar array out similar to Randolph Central. This is an effort to reduce their operating budget to help provide for so that's save money on the operating cost from utilities

and put that back into the school. Just want to give you guys a real quick rundown as shown in that supplemental documentation here just on the system. Annual production is over a megawatt in power. So we're talking about that. You know, these guys, we've seen this big solar array way out there. It's not it's big, but it's not large. It's not large-scale utility solar. That will also roughly 59% of their high school, so it does put a big dent into their utility bills annually. And as you can see, their first-year savings as utility rates sit now will be \$113,000. Obviously, that will go up over time, if the project gets approved. So there will be substantial savings to the school district if this motion carries. And Brian, if you want to give them some background on where it sits on the property.

B. Gault: Sure. Yeah. I think you probably have pictures in your packets of the rough outline of the project. You can see the two and a half acre roughly size solar array with, kind of dash line that outlines it. That's the fence in that dash line. It's at the very back of the school property, so it's going to have very low visibility from the road. At the south end of the property, there's a railroad track that's about six to eight feet tall. So from the south side of the property, if you should not be able to even see the solar panels from beyond that solar or the railroad track. So towards visibility, is pretty well hidden, well in the back of the property of the school. Nearest residence we measured at roughly 1,000 feet. So it's got a good distance from the nearest residence. We did talk with Ed Thornburg, Mr. Thornburg. He said he was okay with the kind of water layout. Or not layout, but our plan with the water. I don't know if he's mentioned anything to the Board here, but we did run through that process with Mr. Thornburg. And like what Zach said, this project is going to save the school quite a bit of money over time. It's going to pay for itself and it's, so it's very positive for the school and the community.

Z. Simms: Yeah. Sorry, real quick, I know we're probably close to the end of the time. If you're on that second page, I did a quick sketch here. I can see it's all farmland around there. The only residence on the west side property line is behind the trees, so it's pretty well camouflaged from any residential.

D. Cleveland: Is there room for their cross-country team to run by there?

Z. Simms: Yeah. We actually had to design around that.

Chairman Hawley: This is just from procedural question. Have they set up the county codes yet for solar panels? I know we've talked about revisiting the solar panel hearings.

D. Johnting: Anything this size is conditional use.

Chairman Hawley: Yeah. I wasn't sure. I know there was been talk about this. I'm wasn't 100% sure.

D. Johnting: They are revisiting the rest of it tomorrow night. Starting to revisit.

Chairman Hawley: With that, is there any questions from the Board?

J. Allen: The only question I would have would be the same thing. Like, you'd said something about, like, the drainage part of it coming off of the solar array area. Like, is there anything back there that they're going to build over that's going to need maintenance or anything like that, Ed?

E. Thornburg: Now this area drains, actually sloped toward the county ditch that comes up right past the end of it. And you know, if you're out in the country, we're since it's not in town, there's not a real impact problem. The same amount of water lands there, it just runs off the panels and then back onto the ground.

J. Allen: Yeah. So then it just naturally drains away off the swell of the lift the way it lies.

E. Thornburg: And one thing I intend to do is, we'll keep an eye on this if it appears that the water is getting away faster than it looks like it will, we'll put a surface inlet on the county ditch, which is 75 feet from the edge of this array. I don't expect, I don't foresee having to do that. And that's an option we've got that we can do any time. I'm not requiring them to do a plan or come to the Drainage Board, but we're going, obviously, to present this to the Board next meeting. But, there's no reason for them to do an engineer's plan here.

D. Calhoun: Does the sewer line run right through that area?

E. Thornburg: That was my big question. It looks like you're running right down the edge of it.

D. Calhoun: Okay. I know it's right in that area. That would be my only concern.

Z. Simms: Yeah. So one of the things to the point I know we've I think you probably worked with Tim Zany, the designer. So you can kind of see the array kind of broken up. And it's, like, comes through in three different sections, east to west. You can kind of see they did design around any, underground storm panels, stuff like that, and did work with Ed's team on any sort of setbacks.

E. Thornburg: I'd say, did you see the manholes out there?

Z. Simms: Yeah. We did. Yeah.

E. Thornburg: Those are on the sewer main.

Z. Simms: Okay. Yeah. We had all that shot in. Yep. It's all in the survey.

D. Johnting: So will this be a conditional approval or are you approving it?

E. Thornburg: I will say you can approve it. Honestly, I would approve it subject to the Drainage Board. I'm going to recommend the Drainage Board approve it. I don't foresee any reason why they wouldn't.

Chairman Hawley: So that seems like more than reasonable. Is the rest of the Board in agreement that we could vote on this subject to Drainage Board approval?

J. Allen: Yeah. That's my only concern because, you know, you get a drainage line back there that obviously cracks, busts, breaks, whatever, and then you end up having to dig that up. Obviously, that's going to be a major overhaul when you have a solar panel sitting on top of it. And you have to repair that of some sort. You know? The only other thing that I are they far enough from the railroad for their setback from the railroad standpoint?

Z. Simms: Yeah.

J. Allen: I just don't want them coming back and saying, hey. You guys approved this. The railroad likes to move their weight around.

D. Johnting: They were notified.

Z. Simms: So that is based off their standards. I don't know if that's CSX or who.

E. Thornburg: That's CSX.

Z. Simms: That's what I figured. Right? So CSX. That right of away is based off the GIS, and then that is 25 foot setback to the fence. That's what they typically require. So that's to the fence. The array is another eight foot.

J. Allen: So I mean, I think it's a good idea because, I mean, Randolph Central's has been great for them. So I think it'd be good idea.

E. Thornburg: I will add that, recently in the last, what, two or three years, they have rehabbed that sewer line. They ran a new line. They ran a pressure line through the old gravity line and upgraded that sewer about four years ago.

D. Cleveland: My only question is why'd you only do 60 percent?

Z. Simms: I'm not sure how they came up with that number. We're just here to do, me and Brian, we build it. So I don't know. I don't know how they came up with 59%. They did have space and bonding capacity on the dollar. That's what they could afford at the time, just being realistic. I think they wanted to there's obviously some utility requirements. We're fighting AEP on a bunch of stuff that they're trying to acquire right now. So that we've sized that to try to limit some of the additional costs on Indiana and Michigan upgrades.

J. Allen: So is there plans to eventually expand this thing?

Z. Simms: I don't think we're going to be able to with the grid out there.

J. Allen: Okay.

Z. Simms: Yeah. But all that wind, all those turbines, they got a lot of renewable energy out there. So AEP is pushing back pretty hard on this one, but we're fighting through it.

J. Allen: Can't have a monopoly on it.



Chairman Hawley: Are there any other questions or comments or statements from the Board? Is there anyone else here that would like to speak in favor or against the proposal this evening? Seeing none, I move that we have a vote with the condition that it passes Drainage Board approval.

D. Cleveland: Second.

K. Halloran: Jason Hawley? Yes. Bill Davis? Yes. Jason Allen? Yes. Jon Peacock? Yes. Drew Cleveland? Yes. Don Calhoun? Yes. And Jim Hufford? Yes. Motion passes.

Chairman Hawley: Congratulations. You seek out Drainage Board approval. Mr. Thornburg is amazing at that. He will walk you through the situation. He's good people. He's never steered me wrong.

Z. Simms and B. Gault: Thank you. Thank you.

Chairman Hawley: Next on the docket, we have BZA2025-3-SP. Brad Dilger. Permission for a public and private utility to develop a new switchyard and substation. Is there anyone here that would like to speak on the proposal? Sir, please state your name and address for the record.

B. Dilger: Brad Dilger. 850 Massachusetts Avenue, Suite 190, Indianapolis, Indiana 46204.

Chairman Hawley: And have you sent out notice and given certified mail return receipts to Area Planning on this?

B. Dilger: Yes, sir.

Chairman Hawley: Have you received Article V Conduct of Hearing?

B. Dilger: Yes, sir.

Chairman Hawley: Why don't you have a seat and tell us what you're looking to do tonight, sir.

B. Dilger: Alright. I just have color copies of what you guys have already received if you have any interest, or any need as we go through this. But if no one needs it. I have larger versions if your need. So just give a little background of the project. It's a little bit new in this area. So this will need to support, Riverstart 5, which is the 4th phase of solar for EDP Renewables in Randolph County. We received the project has received, road use decommissioning, economic development agreements in December. And we received, at least I've done the first reading of the economic revitalization agreement with the commissioners or with the county councils. But it's a 100 megawatt, project located just north of Saratoga and State Road 28 in Ward and Jackson Townships. The electricity is going to be just another step to bolster the electricity grid here in Randolph County. Substation switchyard located just east of the intersection of East 700 North or North 300 East. AEP will be constructing the high voltage switchyard and, either existing overhead transmission line, and EDP will be constructing the substation for to support the solar facility. Location of the lay down, that's one thing that, is sometimes a concern. It'd still be decided, but it'll

likely be located on that same parcel as the substation. So currently slated to begin construction, this summer on the high voltage side, substation switch yard, and solar facility the following fall. Design layout underway, but as we progress to hit our permitting timeline, those will be shared with the appropriate bodies. So that's kind of a nutshell of what we're trying to do, in the area, so just kind of open it up for any questions or comments you may have.

Chairman Hawley: Is there currently a switchyard there? Are we adding on or building a new one?

B. Dilger: The only infrastructure out there is the transmission line. So this is a new facility on both the sub and the switch.

Chairman Hawley: And I guess, obviously, we got a couple houses nearby. They've sent letters. Have you heard any objections or anything?

B. Dilger: We're still continuing outreach in the area to talk to those neighbors, just about the substation and switchyard and the solar facility overall. So those conversations are ongoing, and plan to speak with, can't remember the specific title, but the, I guess, the town trustee of Saratoga and the township trustees as well. So just share information and try to help ease any concerns they may have. This is still ongoing.

D. Johnting: They actually have a town board.

B. Dilger: I think they meet on the 6<sup>th</sup>. So I plan to get on the agenda there.

J. Peacock: So this is needed for?

B. Dilger: The substation switchyard is for an additional solar park in the area. Well, this would be a new solar park in the Saratoga area in Randolph County, additionally.

J. Peacock: Is it public knowledge where that park would be?

B. Dilger: Yeah. All those maps have been shared with the county commissioners, the county council. The I think the APC has those maps, so it's generally out there. It's not, like, posted on the Internet.

J. Peacock: But can you tell me where they would be?

B. Dilger: Yeah.

J. Peacock: Where it would be?

B. Dilger: I don't think I have that map with me, but it's kind of stretching down, between the substation switchyard and, along the northern edge of 28. And off the top of my head, I can't think of the north south road that it butts up against.

J. Peacock: So this is on 300 East. Right?

B. Dilger: This is off of 700 North and east of 300 East.

Chairman Hawley: I guess here comes my concern. Maybe it's because I'm not understanding it. It sounds like you have a meeting with the city or county on the 6th.

B. Dilger: With the town board of Saratoga.

Chairman Hawley: And maybe I'm just off on this. I don't want to be seen as the person that is overriding what they're doing. You know what I'm saying? Does that make sense? I don't want mine or our vote to just trump whatever their decisions may or may not be. Does that make sense? Am I saying that right?

J. Allen: Well, have they, like, have you guys been approved to install the solar panel arrays already?

B. Dilger: We have not gone through permitting yet. We've received just our county agreements.

J. Allen: So essentially, if we approve putting this switch panel in, are we put the horse before the cart?

D. Johnting: They don't have to get approval from a board.

J. Allen: Like, to me, like, this is something that should come, I don't know, after the fact that you got approved from Saratoga to allow the solar panels to go into the area that's doing it.

D. Johnting: I don't know that Saratoga can actually say no. It's a goodwill meeting.

B. Dilger: Yeah. We're complying with the ordinance. We're staying within the confines of the ordinance.

J. Allen: So what do we do if Saratoga is not in favor of it?

D. Johnting: If they meet the setbacks, they can do it.

D. Cleveland: They probably would be here tonight if they didn't want them to do it.

Chairman Hawley: Since it's not in Saratoga proper, I guess, would be part of it.

D. Johnting: As long as it's not in Ag Limited, if it's out in Ag Intensive and they meet the setbacks, they don't get anybody's permission. But the utility does need permission.

B. Dilger: We meet with those town boards and the townships, you know, just a method of sharing information and not surprise anybody. So that's why I mention that.

Chairman Hawley: Now I think I wrap my head around it, I think.

D. Johnting: Yeah. They're not going to vote to say yes or no.

Chairman Hawley: Yeah. Now I think I kind of got it for the fact that because it is a utility, it's kind of in there and ready to go that we're just kind of going through a goodwill gesture. Is how I understand it correct?

D. Johnting: The utility has to come before the Board. Every utility.

Chairman Hawley: Gotcha. Okay.

D. Johnting: There are places, think of Ardaugh. There's a little utility substation down there. It's surrounded by houses with absolutely nowhere to go if it wants to expand. They come here and they have to show us how they would expand in housing.

B. Dilger: And we did the very similar thing, if not the same thing for Riverstart 4, which is just north of 300, kind of south of Farmland.

Chairman Hawley: Now I now I think I've got my head around it.

D. Johnting: You have to come up with a reason why you wouldn't put the utility there.

Chairman Hawley: Yep. Got it. So are there any other questions before the Board? I think I've got my head right around it.

J. Peacock: Just say part of our questions is why there is discussion about revisiting this because there's not much public, I mean, there's a lot of things happening without much generally being known unless you pay attention to the different groups that you're working with.

D. Johnting: And that ordinance was signed in 2020. And so now they meet the setbacks. Talking about solar fields and utility, solar fields just need to meet their setbacks and stay out of Ag Limited. If you go in to Ag Limited. Yeah. But the utility always has to come before the board. It happens to be for the solar.

D. Cleveland: Did you finish your thought Jon?

J. Peacock: I don't think it has anything to do with what's being discussed here.

B. Dilger: And we will still take the project through the full permitting scope, with Area Planning Commission, the Building Commission, go through the Drainage Board, to make sure that our solar plans meet, you know, the requirements of the county and the Drainage Board. So we still have all that to do. This is just, for permission to build, to use this property for utility use.

J. Allen: I don't know. That's where I'm confused with it because it's one thing for us to say, yes—use the property for the switch panel. It's just I envision all these solar panels that are not there existent. They're not there currently. So, like, if we approve to use the switch this property to put the switch panel there, essentially, you're automatically just approving everything else that just happened behind it. Is what I and then it that's what I was saying, like, what Jason said was it kind of trumps everybody else's decision because this has already been approved.

D. Cleveland: I think they can already put those in.

J. Allen: Yeah. Because they can already put those in. So it's like, you know, they don't necessarily as long as because it's already a utility, they've already got approved to switch panels in. So it's like, oh, well, this guy puts the rest of it in too because it's already been approved by us. So we kind of trump everybody else essentially. That's what I'm confused about.

D. Cleveland: The ordinance already allows the solar panels to go in.

J. Allen: So they can go ahead and put them in right now and then we so what happens if they put from this. Right. So, essentially, they can put those in, but if we don't approve the switch panel, those solar panels don't do nothing without this.

D. Johnting: But your findings would have to show why you turned it down.

Chairman Hawley: Since it would be a utility. I'm not, trying to come up with a good example of that. Like you said with Ardaugh has a small little substation. If Ardaugh were somehow to expand or need more power, they would need to expand that.

J. Allen: Hence, the ethanol plant that just happened.

J. Hawley: I was just working more on that one zoning spot for Ardaugh.

D. Johnting: Just for case surrounded by houses. They'd either have to buy them all or put it somewhere else.

Chairman Hawley: But it would be the utility. I'm not asking them to put, you know, more solar panels or anything around Ardaugh. It would just be for that utility station. They would have to go through everything else if Ardaugh put solar panels, wind farm, whatever the case may be. But the substation, the utility station would be the thing that would need to be expanded. I guess that I'm bad at explaining that. And, like, it all works up here, but then putting it anywhere else.

D. Johnting: That we're approving the utility, not the solar.

Chairman Hawley: Are there any other questions? I'm doing a bad job of explaining where I'm at on this. Keep in mind, I'm only one voice. I'm not trying to sway anybody. We're all equal on this.

J. Peacock: Can I abstain?

J. Welch: Do you have a prejudice or bias?

J. Peacock: Pardon?

J. Welch: Do you have a prejudice or bias which would not allow you to be fair?

J. Peacock: I'm not sure.

J. Welch: If you feel that you do, then you can abstain. Yes.

Chairman Hawley: Okay. Are there any other questions?

D. Johnting: I guess my advice would be for the utilities. It's like a lot of other things that we vote on. It would fit in most places. It would not be appropriate in the middle of a subdivision, for example. It's generally not something that you want to see in the middle of residential. So if you have a reason why you don't think a utility would fit there, regardless of what it's for, that's what.

J. Welch: Just look at your ballot and fill it out based on what you know about it.

Chairman Hawley: Yeah. It does talk about Ag Intensive.

D. Johnting: This is just for the utility.

Chairman Hawley: Are there any other questions? Is there anyone here tonight that would like to speak in favor or against the petition? Seeing none, I move that we have a roll call vote.

D. Cleveland: Second.

K. Halloran: Bill Davis? Yes. Jason Allen? Yes. Jon Peacock? Abstain. Drew Cleveland? Yes. Don Calhoun? Yes. Jim Hufford? Yes. And Jason Hawley? Yes. Motion carries.

Chairman Hawley: Congratulations, sir.

B. Dilger: Thank you.

Chairman Hawley: Moving on, our next item of on the agenda is any old business? Any new business? Reports from officers, committee, and staff. Do we have petitions for next month by chance? We do already.

D. Johnting: Yes.

Chairman Hawley: If there are no other comments, I motion to adjourn for this evening.

D. Cleveland: Second.

Chairman Hawley: So carried. Thank you very much, gentlemen. Please make sure that you have all of your copies signed.

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Chairman, Jason Hawley

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Kristi Halloran, Recording Secretary

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Vice Chairman, Bill Davis